

7. Leases and Rents. Subject to the terms of this paragraph, Mortgagor shall have the right to collect the Rents. Mortgagor shall hold the Rents, or an amount sufficient to discharge all current sums due on the Debt, in trust for use in payment of the Debt. The right of Mortgagor to collect the Rents may be revoked by Mortgagee upon any default by Mortgagor under the terms of this Mortgage by giving notice of such revocation to Mortgagor. Following such notice Mortgagee may retain and apply the Rents toward payment of the Debt in such priority and proportions as Mortgagee, in its discretion, shall deem proper. Mortgagor shall not, without the consent of Mortgagee, make, or suffer to be made, any Leases or cancel or modify any Leases or accept prepayments of instalments of Rent for a period of more than two months in advance or further assign the whole or any part of the Rents. In respect of any Lease, Mortgagor will (a) fulfill or perform each and every provision thereof on its part to be fulfilled or performed; (b) promptly send copies of all notices of default which it shall send or receive thereunder to Mortgagee, and (c) enforce, short of termination thereof, the performance or observance of the provisions thereof. Nothing contained in the preceding two sentences of this paragraph shall be construed as preventing Mortgagor in its discretion from evicting a tenant who is in